

MEMORANDUM OF AGREEMENT
BY AND AMONG
THE ILLINOIS HEALTH FACILITIES PLANNING BOARD
AND
THE ILLINOIS HISTORIC PRESERVATION AGENCY
CONCERNING THE
CONSTRUCTION OF THE UNIVERSITY OF CHICAGO CHILDREN'S HOSPITAL
IN THE AREA BORDERED BY EAST 57TH AND EAST 58TH STREETS
BETWEEN SOUTH MARYLAND AND SOUTH DREXEL AVENUES
LOCATED IN CHICAGO, COOK COUNTY, ILLINOIS

WHEREAS, the Illinois Health Facilities Planning Board (IHFPB) has consulted with the Illinois Historic Preservation Agency (IHPA) concerning the construction of the University of Chicago Children's Hospital in the area bordered by East 57th and East 58th Streets between South Maryland and South Drexel Avenues in Chicago, Cook County, Illinois in accordance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) [the Act]; and

WHEREAS, the University of Chicago Hospitals (UCH), applicant for a Certificate of Need permit from the IHFPB, has been invited to participate in consultations regarding compliance with the Act and to be a concurring signatory of this Memorandum of Agreement; and

WHEREAS, the project area is located within the boundaries of the Hyde Park-Kenwood National Register Historic District, which was listed on the National Register of Historic Places on 14 February 1979; and

WHEREAS, IHFPB and IHPA agree that the proposed demolition of the extant examples of early to mid 20th century residential housing at 5701-5743 South Maryland and 5742-5748 South Drexel Avenues (subject buildings) and the aesthetic modification to the Hyde Park-Kenwood Historic District constitutes an adverse effect as defined in Section 3(d)(1) of the Act;

NOW THEREFORE, IHFPB and IHPA agree that the following measures shall be implemented in order to take into account the adverse effect of the new UC Children's Hospital undertaking on the subject buildings and the Hyde Park-Kenwood Historic District.

Stipulations

IHFPB through UCH shall ensure that the following measures are carried out.

1. The subject buildings will be documented in accordance with the Illinois Historic American Buildings Survey/Historic American Engineering Record (IL HABS/HAER) Standards.

A. The IL HABS/HAER project will be coordinated through IHPA's IL HABS/HAER Program Coordinator.

B. Level III IL HABS documentation will be required.

- (1) The subject buildings will be recorded as part of the IL HABS Cover Document entitled the University of Chicago Children's Hospital Area. The IL HABS numbers for the cover document and subject buildings shall be as follows:

- a) IL HABS No. CK-2000-2 = The New University of Chicago New Children's Hospital Area (Cover Document)
- b) IL HABS No. CK-2000-2-A = 5701-03 South Maryland Avenue
- c) IL HABS No. CK-2000-2-B = 5705-07 South Maryland Avenue
- d) IL HABS No. CK-2000-2-C = 5709-11 South Maryland Avenue
- e) IL HABS No. CK-2000-2-D = 5715-17 South Maryland Avenue
- f) IL HABS No. CK-2000-2-E = 5721-25 South Maryland Avenue
- g) IL HABS No. CK-2000-2-F = 5727-29 South Maryland Avenue
- h) IL HABS No. CK-2000-2-G = 5731-33 South Maryland Avenue
- i) IL HABS No. CK-2000-2-H = 5737 South Maryland Avenue
- j) IL HABS No. CK-2000-2-I = 5741-43 South Maryland Avenue

k) IL HABS No. CK-2000-J = 5742-48 South
Drexel Avenue

- (2) Site plans with building inventory list of the UCH Campus and the project area on 8.5x11" archival bond.
 - (3) Floor plans of subject buildings on 8.5"x11" archival bond.
 - (4) Large format, 4x5" negative/5x7" print, streetscape photography of the project area.
 - (5) Large format, 4x5" negative/5x7" print, photography of the subject buildings to include building sites, exterior elevations and distinctive architectural features, and significant interior spaces and features.
 - (6) 35mm format negative copy photography of historical views and accompanying 5x7" prints if determined relevant and appropriate by IHPA IL HABS/HAER Coordinator.
 - (7) Written contextual history of the Hyde Park neighborhood, the University of Chicago Hospitals and the subject buildings using the IL HABS/HAER designated outline format. Context will include, but not be limited to; establishment, facilities planning and construction, administration, general operations, research and educational programs.
 - (8) General written description of the project area. Specific architectural descriptions of the subject buildings.
- C. UCH will award the recordation undertaking to a consultant of its choice, provided the consultant is qualified to perform the work and agrees to meet IL HABS/HAER Standards.
- D. IHPA will review the required IL HABS/HAER Documentation submittals, and accept or reject the 100% submittal in accordance with IL HABS/HAER Standards.
- E. After IHPA acceptance, 100% IL HABS/HAER Documentation will be transmitted to the archives section of the Illinois State Historical Library (ISHL) for inclusion in the IL HABS/HAER Documentation Collection within thirty (30) days. IL HABS/HAER

requirements specify one standard and one microfiche copy of accepted IL HABS/HAER documentation is provided for ISHL document management operations.

F. No demolition or physical alteration of the subject buildings will take place prior to the acceptance of 100% IL HABS Documentation by IHPA.

2. IHPA review and comment on design documents for the UC Children's Hospital in relation to the resources located in the Hyde Park/Kenwood Historic District and pursuant to the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Execution of this Memorandum of Agreement and implementation of its terms evidences that IHFPB has afforded IHPA an opportunity to comment on the and has taken into account the effects of the proposed undertaking on the Hyde Park-Kenwood National Register Historic District and subject buildings in compliance with the Act.

Pam Taylor

ILLINOIS HEALTH FACILITIES
PLANNING BOARD

7-5-01

DATE

Anne E. Baker

ILLINOIS HISTORIC
PRESERVATION AGENCY

1-26-01

DATE

CONCUR:

Michael Koethy

UNIVERSITY OF CHICAGO HOSPITALS

02/02/01

DATE